STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 10/18/16
File No. G15-3657D

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160000327 DEEDWARR
Recvd: 01/04/16 12:40 2 pgs
Fees:13.00 Taxes:717.80
20160104-0000339

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Foster, a married man, and Jesse Ray Kinman, a married man (NAME)	New Owner (NAME)	149-15-A-11 CO
2437 Evanfield Court (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Johnnie F. Morris, II and Jamila A. Morris, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Foster, a married man, and Jesse Ray Kinman, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of SECTION ONE, CAMBRIDGE FOREST, as shown by plat of record in Plat Book 9700, Page 299-300, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Johnnie F. Morris, II and Jamila A. Morris, husband and wife from Johnnie F. Morris, II and Jamila A. Morris, f/k/a Jamila A. Brack, husband and wife, by Quit Claim Deed dated February 22, 2013, as Instrument No. 20130320-0027647, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10332, page 1 and Book 10774, page 723, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 299-300, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 10343, page 769, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20030624-0086951, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

6. Sewer and Drainage Easement as recorded in Book 6881, page 320, Book 7453, page 445, and Book 8795, page 158, Register's Office for Davidson County, Tennessee.

7. Telephone Easement as recorded in Book 1207, page 529, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2437 Evanfield Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of December, 2015.

Johnnie F. Morris, II — December 30, 2015 Date

Jamila A. Morris — December 30, 2015 Date

STATE OF Texas

COUNTY OF Denton }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie F. Morris, II and Jamila A. Morris, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2015.

My Commission Expires: May 28, 2017

Notary Public

AGNES L MALONE
My Commission Expires
May 28, 2017

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN PLLC.
P.O. BOX 663
GALLATIN, TN 37066